



# **Terraced house for sale in Bernate Ticino**

## **€ 325.000**

### **Ref. CBI135-1878-1364**



**154 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

Terraced house for sale in Bernate Ticino (MI) - Cascina Samuele.

Inside a farmhouse completely renovated at the end of the 90s, we offer for sale a semi-detached property on three levels.

On the ground floor, with an independent entrance from a lovely porch, there is a large living area, a bathroom with window, a storage room and a private garden of approximately 50 m2, on the first floor there is the living room with a small loggia terrace and the kitchen, on the second on the floor there is a double bedroom, a bathroom with window and a bedroom.

The property includes an outbuilding with a bathroom used as a study and two covered parking spaces.

The internal conditions are of excellent workmanship, the external window frames are made of wood with double glass and are equipped with mosquito nets.

The heating is independently managed, there is an air conditioning system.

Bernate is located east of the Ticino river and west of Milan which is about 30 km away. The town is divided into two distinct areas, one containing the city center and one more urbanized. The two areas are separated by the Naviglio Grande and are connected by a historic seventeenth-century bridge. Bernate Ticino is part of the Navigli hub, established by the Province of Milan.

## **Certification**

**Energy Class: G**

**EPglNr: 234.12 kwh/□**



## Features

Property ID: CBI135-1878-1364	Contract: Sale
Categoria: Terraced house	Address: Casnina Samuele
Zip Code: 20010	Municipality: Bernate Ticino
Total sqm: 154 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 4
Internal condition: Excellent	Floor: On two-levels
Total floors: 3	Independent heating: Heating
Parking space: Carport	Date of construction: 2000
Current Status: Available after the deed of sale	Condominium costs: € 200
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Exposed Kitchen











